

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY, CALIFORNIA
AND RECORD OF ACTION**

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February 24, 2004

FROM: MICHAEL E. HAYS, Director
Land Use Services Department/Current Planning Division

SUBJECT: GENERAL PLAN AMENDMENT AND TENTATIVE TRACT MAP 16180;
APPLICANT: ULDERICO CORTEZ; APN: 0256-021-14*; COMMUNITY:
BLOOMINGTON

RECOMMENDATION:

1. **CONDUCT** a public hearing to consider a **DECLARATION OF AN INTENT** to:
 - a) **ADOPT** a Negative Declaration;
 - b) **ADOPT** a General Plan Amendment (GPA) to change the Land Use District from Bloomington/Single Residential 1 Acre Minimum, Additional Agriculture Overlay (BL/RS-1AA) to Bloomington/Single Residential 20,000 SF Minimum (BL/RS-20M) on 10 acres; Applicant: Ulderico Cortez; JCS/Index: 11559CF1/E107-175/2002/TT16180/TT01/GPA01; APN: 0256-021-14*; Community: Bloomington
 - c) **APPROVE** Tentative Tract Map 16180 to create 6 lots on 3.47 acres;
 - d) **ADOPT** the Findings as recommended by the Planning Commission related to the General Plan Amendment and the Tentative Tract and find that the Negative Declaration was prepared in compliance with the California Environmental Quality Act (CEQA) and represents the independent judgement of the County;
 - e) **FILE** a Notice of Determination;
2. **CONTINUE** for final adoption with the First Cycle General Plan Amendments.

BACKGROUND INFORMATION: On January 8, 2004, the Planning Commission at their regularly scheduled meeting considered testimony and acted to unanimously recommend approval of the proposed GPA/Tentative Tract Map 16180 to the Board of Supervisors.

The project site is located on the west side of Alder Ave. approximately 970 feet north of Santa Ana Avenue. This location is roughly opposite Bloomington High School athletic fields, halfway between Slover Avenue on the north and Santa Ana Avenue on the south in the Bloomington Community. The site is relatively flat, with a 3 percent cross slope falling generally from the north to the southwest boundaries. It is currently a vacant, fenced, in-fill lot that is fully disturbed by previous farming, equestrian, and agricultural-related activities. Thus, there are no significant native flora or fauna surviving on the project site and only minor environmental impacts.

The neighborhood surrounding the project site generally consists of half-acre or more lots with a mix of single residential structures, some of which are 25 years or older, and much newer custom homes fronting on Alder Avenue. The Bloomington Community has had a number of recent subdivision proposals allowing lots averaging 20,000 square feet. Tract 16180 proposes 6 lots ranging in size from 20,000 square feet to 27,000 square feet. The proposed lots meet the minimum lot size for septic tanks as required by the Santa Ana Regional Water Quality Control Board (SARWCB).

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An independent Initial Study in compliance with the California Environmental Quality Act (CEQA) has been completed for the project that determined the proposal will not have any adverse impacts after implementation of appropriate Conditions of Approval. Therefore, a Negative Declaration is recommended.

No surrounding property owners spoke in opposition to the project during the public testimony at the January 8, 2004, Planning Commission Hearing, and no letters of opposition were received by staff before the hearing. One letter was received after the hearing that expressed opposition to multiple family residences in this neighborhood. Staff responded in writing to this letter and clarified that the proposal was for single-family residences on ½ acre lots, not multiple family residential. Although members of the Bloomington MAC and John C. Anicic of the County Trails and Greenways Committee provided testimony about their hopes for future equestrian and bicycle trails, they were not in opposition to the 20,000 square foot lots (1/2 acre) proposed by the GPA/Tract. They were seeking assurances that the proposed development would not preclude a connecting equestrian/multi-purpose trail network through their community and down to the regional Santa Ana River Trail at some later date. One neighbor to the north of the tract 3.47-acre site indicated his belief that the interest in equestrian facilities in this community was waning.

In response to the community concerns expressed at the hearing, the County Planning Commission revised three conditions of approval: No. 23-C. To not require split-face block wall throughout, but only at some key locations, requiring standard block wall in the remaining areas; No. 38. To allow an *acceptable alternative*, to the Fire Department for fire sprinklers; and No. 39. To vary the Valley Road Standard to allow for curbs, gutters and sidewalks or *acceptable alternative* ie: equestrian trail, where feasible. With these changes, the Planning Commission acted to recommend this matter to the Board of Supervisors for approval.

REVIEW AND APPROVAL BY OTHERS: This item has been reviewed and approved by Deputy County Counsel Robin Cochran, 387-8957, on February 9, 2004, and by the County Administrative Office, Patricia M. Cole, 387-5346, Administrative Analyst III, on February 11, 2004. This item was heard by the Planning Commission on January 8, 2004.

FINANCIAL IMPACT: There are no financial impacts associated with the scheduling of this item.

SUPERVISORIAL DISTRICT(S): 5th

PRESENTER: Michael E. Hays, Director, Land Use Services Department, 387-4141